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1986

DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES

BILLINGS REGIONAL OFFICE



TED SCHWINDEN, GOVERNOR

STATE OF MONTANA

AIR QUALITY BUREAU (406) 248-3266
WATER QUALITY BUREAU (406) 252-5697
FOOD & CONSUMER SAFETY BUREAU (406) 252-5697



STATE DOCUMENTS COLLECTION

AUG 7 - 1986

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HELENA, MONTANA 59620

August 4, 1986

PLEASE RETURN

Re: Preliminary Environmental Review
Hanser's Automotive Company - d/b/a Hanser's
Salvage--Yellowstone County

Ralph and Sharon Hanser, 430 S. Billings Blvd., Billings
Board of County Commissioners, P.O. Box 35000, Billings
William and Jill Stenger, 5341 Hillcrest Road, Billings
Arthur and Dolores Terpstra, 5335 Hillcrest Road, Billings
Steve Terpstra, 5224 Hillcrest Road, Billings
Theresa Terpstra, 5331 Hillcrest Road, Billings
James Edward, King Avenue and I-90, Billings
Wally Olson, Floberg, 923 Broadwater Square, Billings
Chris J. Nelson, Berger, Nelson & Gai, P.C., 2512 Third Avenue N, Billings
James Van Arsdale, Mayor, P.O. Box 1178, Billings
Bill Arnold, Yellowstone County Planning Department, 510 N. 28th St., Billings
Bob Niles, Yellowstone County Junk Vehicle Program, P.O. Box 35015, Billings
Tom Ellerhoff, Environmental Sciences Division, DHES, Helena
Environmental Quality Council, Capitol Complex, Helena
Darlene Staffeldt, State Library, Capitol Complex, Helena

Ladies and Gentlemen:

Pursuant to the Administrative Rules of Montana, 16.2.604, the following Preliminary Environmental Review has been prepared by the Department of Health and Environmental Sciences concerning Hanser's Automotive Company d/b/a Hanser's Salvage, South of Billings, MT. in Yellowstone County.

The purpose of the Preliminary Environmental Review is to inform all interested governmental agencies, public groups or individuals of the proposed action and to determine whether or not the action may have a significant effect on the human environment. This Preliminary Environmental Review will be circulated for a period of fifteen (15) days at which time a decision will be made as to our future action.

If you care to comment on this proposed action, please do so within the allotted time.

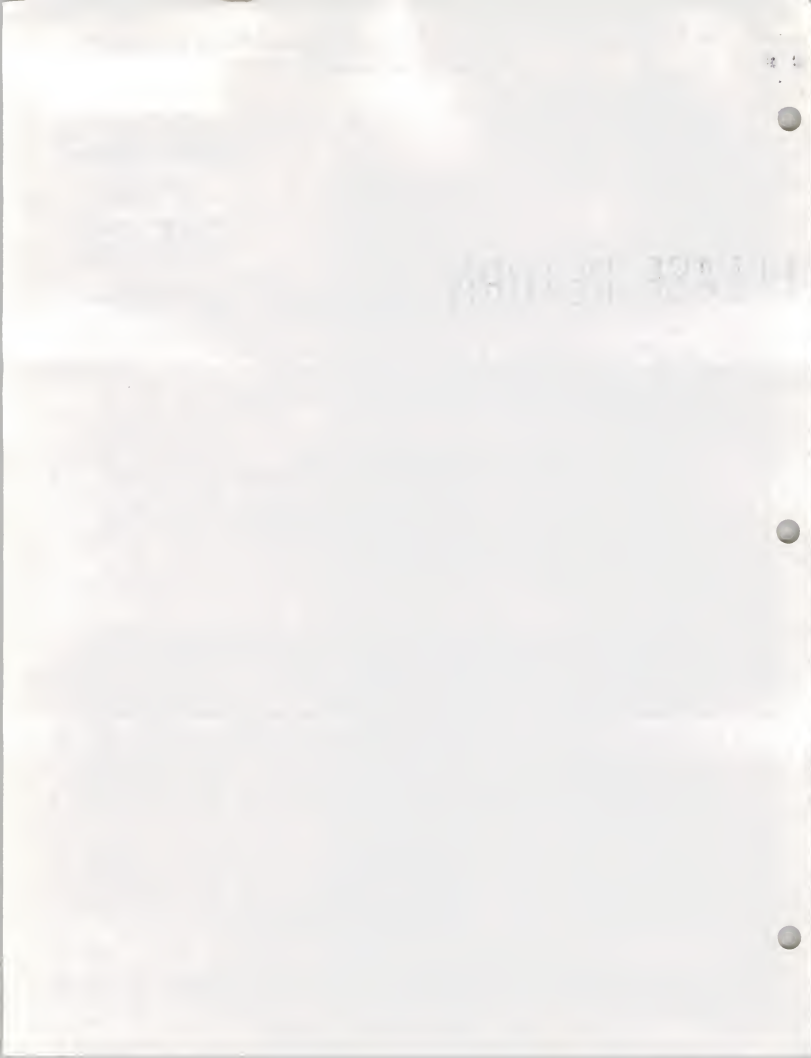
Sincerely,

Scott M. Peterson
Solid & Hazardous Waste Bureau
Billings Regional Office
Phone (406) 252-5697

encl.
3304 SECOND AVENUE NORTH/P.O. BOX 20296

BILLINGS, MONTANA 59104-0296

AN EQUAL OPPORTUNITY EMPLOYER



DEPARTMENT OF HEALTH AND ENVIRONMENTAL SCIENCES
Cogswell Building, Helena, Montana 59601
(406) 444-2821

PRELIMINARY ENVIRONMENTAL REVIEW

Division/Bureau Environmental Sciences Division/Solid & Hazardous Waste Bureau
Project or Application Hanser's Automotive Company d/b/a Hanser's Salvage
Description of Project Establishing and licensing a new motor vehicle wrecking facility
in the SW1/4 SW1/4 Sec. 7, NW1/4 NW1/4 Sec. 18, T2S, R26E, Yellowstone County, MT.
(Cert. of Survey (2383)).

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Terrestrial & aquatic life and habitats				X		
2. Water quality, quantity and distribution				X		
3. Geology & soil quality, stability and moisture				X		
4. Vegetation cover, quantity and quality				X		
5. Aesthetics			X			X
6. Air quality				X		
7. Unique, endangered, fragile, or limited environmental resources				X		
8. Demands on environmental resources of land, water, air & energy				X		
9. Historical and archaeological sites					X	

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

	Major	Moderate	Minor	None	Unknown	Comments on Attached Pages
1. Social structures and mores				X		
2. Cultural uniqueness and diversity				X		
3. Local and state tax base & tax revenue			X			X
4. Agricultural or industrial production			X			X
5. Human health				X		
6. Quantity and distribution of community and personal income			X			X
7. Access to and quality of recreational and wilderness activities				X		
8. Quantity and distribution of employment			X			X
9. Distribution and density of population and housing			X			X
10. Demands for government services			X			X
11. Industrial & commercial activity			X			X
12. Demands for energy				X		
13. Locally adopted environmental plans & goals				X		X
14. Transportation networks & traffic flows			X			X

Other groups or agencies contacted or which may have overlapping jurisdiction _____

Individuals or groups contributing to this PER. Carol Fox, Duane Robertson and Larry Mitchell, Solid and Hazardous Waste Bureau

Recommendation concerning preparation of EIS Not Necessary

PER Prepared by: Scott M. Peterson

Date: August 4, 1986

DHES/ESD-2

GENERAL COMMENTS

Application has been made to the Solid and Hazardous Waste Bureau, Department of Health and Environmental Sciences for a license to establish, operate, and maintain a private motor vehicle wrecking facility on property being purchased by the applicant. The proposed site is approximately 4.5 miles southwest of Blue Creek Road on Hillcrest Road. The legal description of the site is SW $\frac{1}{4}$ SW $\frac{1}{4}$ Sec. 7, NW $\frac{1}{4}$ NW $\frac{1}{4}$ Sec. 18, T2S, R26E, Yellowstone County, Montana. The applicant plans to purchase the 13.6 acrea tract and eventually build a house in the northeast corner of the yard and a parts building along the east property boundry. The home will have a well and septic system as sanitary facilities.

The State Motor Vehicle Recycling and Disposal Laws and Regulations require motor vehicle wrecking facilities to be licensed annually for operation. The law requires that, as a condition for licensing, wrecking facilities must be screened from public view such that junk vehicles stored at the site are not visible from a point six feet above the centerline of any public road. Also, wrecking yard sites must be in compliance with local land use zoning ordinances and regulations.

According to a signed certification on the applicants license application, Yellowstone County has no zoning regulations which would prohibit the establishment of a wrecking facility at this location. The proposed site is located on top of a plateau which can be easily screened with the fence the applicant has proposed to construct. No license may be issued until the screening is in place.

POTENTIAL IMPACT ON PHYSICAL ENVIRONMENT

5. Aesthetics

The State Motor Vehicle Recycling and Disposal laws and regulations require motor vehicle wrecking facilities to be shielded from public view. No junked vehicles may be visible from a point six feet above the centerline of any public roadway. The regulations permit screening with fencing or other man-made barriers, such as berms and also vegetative screening is allowed as long as it provides the same year round shielding effect as a fence.

This proposed facility would be located on a plateau situated higher than most of the surrounding area for approximately one mile in all directions. Keller Road runs across the north and along the west property boundry. The facility will be visible from this road and also from Hillcrest Road to the east. The applicant has proposed constructing a nine foot high fence completely around the north six acres of the 13.6 acre site. The fence will be made of rough lumber available from local mills. The posts will be 6" x 6"s, stringers between posts will be 2" x 4"s and the vertical boards will be 1" x 8"s. Boards will be evenly spaced with no more than 1 $\frac{1}{2}$ " gaps.



This fence should adequately screen the facility from both previously mentioned public roads and satisfy the Motor Vehicle Recycling and Disposal Laws and Rules. Expansion of the vehicle storage yard may require additional shielding. The aesthetic impact of a properly screened and maintained motor vehicle wrecking facility should not be significant.

POTENTIAL IMPACTS ON HUMAN ENVIRONMENT

3. Local and state tax base and tax revenue

The successful operation of a commercial motor vehicle wrecking facility in addition to the applicants construction of a residence and future shop building, should have a minor but positive impact on local and state tax base and revenues. The degree of impact is primarily dependent on the future viability of the business but in any case it should be greater than that resulting from the previous agricultural use of the land.

4. Agricultural or industrial production

This project will remove a total of 13.6 acres from agricultural production. The impact realistically began when the area was subdivided into a parcel too small for agricultural use to be economically feasible. The establishment of a wrecking facility should not result in an irreversible land use trend as it can be easily closed out and removed.

A short or long term increase in industrial production is not anticipated and will not be in direct response to this project. Motor vehicle wrecking facilities do not ordinarily cause the establishment of new secondary or support trades or industries. Existing area trades and businesses should be sufficient to provide any needed services.

6. Quantity and distribution of community and personal income

8. Quantity and distribution of employment

Establishing and licensing this proposed facility should have a minor positive impact on the above criteria. It will certainly provide income and employment opportunity for the applicant/owner and any necessary additional employees for the operation.

9. Distribution and density of population and housing

As stated previously, the application plans to construct a residence within the site but this is not looked upon as a significant impact on density of the population or housing in the area.



10. Demands for government services

Periodic routine inspections by the state and local junk vehicle program officials will be necessary to assure that the facility is being maintained and operated in compliance with the Motor Vehicle Recycling and Disposal Laws and rules.

A minor amount of administrative effort will be required in establishing files and correspondence with the business. Additional minor increases may be realized for local government services such as law enforcement, solid waste disposal, road maintenance and utility and construction permit facilitation. Law enforcement, solid waste disposal, and road maintenance may be increased due to this proposal.

Any commercial business so located, may require additional patrols by law enforcement agencies to protect property. Obviously, it will be in the owner's best interest to provide protection for his business. The limited access to the site and the fact that the owner/operator plans to establish a residence on the premises should minimize any vandalism or theft problems. It's placement, 4 1/2 miles off the county highway, should also serve to minimize the problem and keep it local in nature.

10. Demands for governmental services (continued)

Hillcrest Road is a county roadway leading from Blue Creek Road to the head of Basin Creek. Collier Road also starts on Blue Creek Road and intersects with Hillcrest about one mile north of this facility. Both of these roads can expect increased traffic from potential business customers and the operator's vehicles. Hauling salvage vehicles to the site on medium duty flatbed trucks should not have any greater impact than the typical loaded farm truck of comparable size. However, with the increased use and abuse during adverse conditions, it is conceivable that the lower sections of these roads may need more frequent maintenance or upgrading. Since these roads service the applicant's residence as well as his proposed business, it should be obvious that road abuse will have a great impact on him also. It is unreasonable to expect the establishment of this facility will lead to deliberate or even unintentional damage.

The solid waste disposal systems in Yellowstone County in general are in compliance with state law. Typical commercial refuse generated by this facility will consist primarily of unrecyclable scrap tires and fuel tanks. All other automotive scrap and metals are recyclable through private systems or the county junk vehicle program. The establishment of a private motor vehicle wrecking facility should actually decrease the financial impact on the county junk vehicle program and solid waste systems by providing a non-tax supported outlet for motor vehicles and recyclable metal scrap discards.



11. Industrial and commercial activity

The licensing of this facility will establish a commercial business in an area of predominantly agricultural or rural use. Establishing this commercial venture in the absence of any local land use controls may lead other property owners or purchasers to consider the property as available for commercial business. Siting this facility may alter the perception that the area is exclusively residential or rural agriculture in nature. In this regard, this facility may have a minor impact on future commercial or industrial activity.

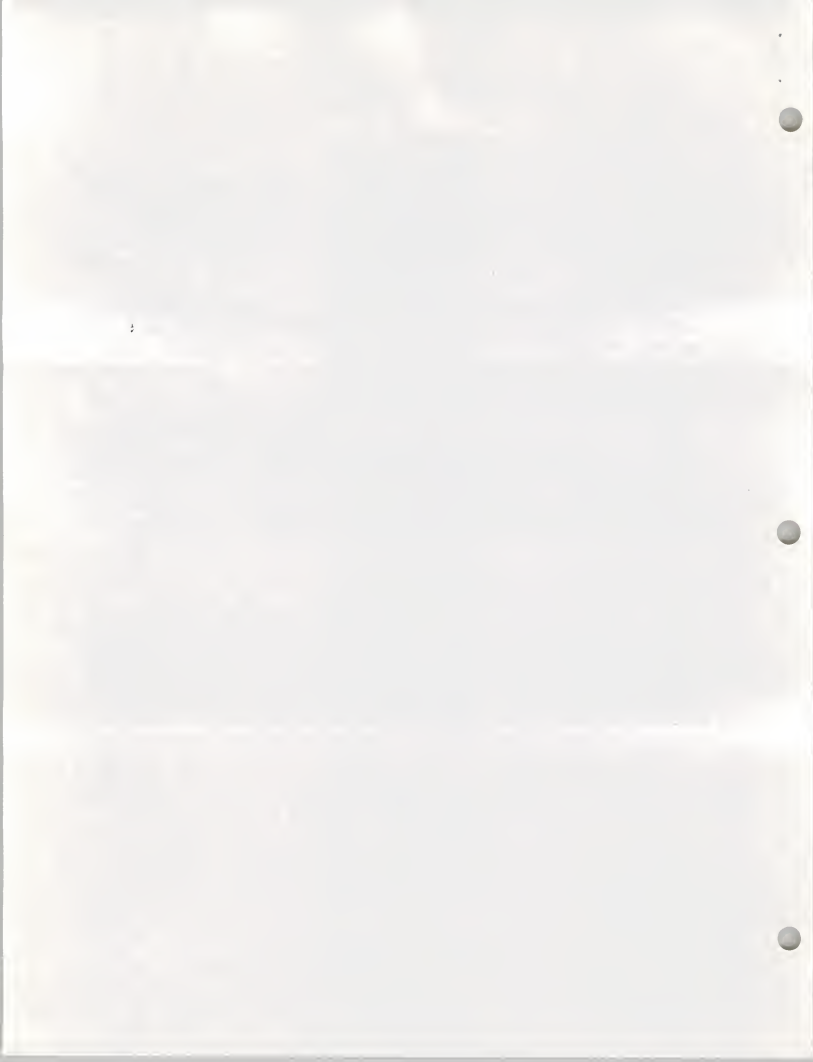
Due to the number of miles of gravel road between this facility and Blue Creek Road there is some doubt that the area will be significantly impacted by other new businesses.

13. Locally adopted environmental plans and goals

Local government has the authority to establish land use zoning to mitigate potential impacts by controlling the size and type of development proposed within its jurisdiction. Yellowstone County's Planning Department currently has jurisdiction extending 4.5 miles beyond the city limits of Billings. This facility is outside that area. The Motor Vehicle Recycling and Disposal law prohibits the establishment of motor vehicle wrecking facilities in locations in conflict with local land use, zoning ordinances or regulations. The license application for this facility certifies that Yellowstone County zoning ordinances do not prohibit the establishment of this facility at this location.

14. Transportation networks and traffic flows

Present transportation networks are in place to provide access to the site. Access from Blue Creek Road is immediately available from two county roads which intersect near the facility site. Both are improved dirt based county roads. The facility is approximately four and one-half miles off Blue Creek Road by either route. Increased road use by this development may require additional county maintenance including grading or surfacing depending on the degree of use and severity of impact. (See also comments under item 10)



UNPLATTED

S 86° 41' 47" E 500.00'

30.09'

HOUSE
County Road
386.0
PROPOSED AUTOMATED
DEBRIS FIELD
TEST PIT 5-15-86
PROPOSED DEBRIS
FIELD
MONTANA DEPT. OF HEALTH
and ENVIRONMENTAL SCIENCES
APPROVED
Date 6/6/86
Initials [Signature]
PROPOSED
LIXIBEN LOCATION
PARK TEST A1
LOCATION

Proposed
Bathhouse Building
Site (for parts)

1.

MAY 20 1986

MONTANA DEPT. OF HEALTH
& ENV. SCIENCES
WATER QUALITY BUREAU

TRACT I

Area = 13.666 acres

SECTION - Sec 12
LINE - Sec 7

1093.68'

Barb Wire
Fence

1044.16'

UNPLATTED

STAFF OF MHA
County of Y

This is
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1986 a survey
Section 7,
Montana, M.

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SECTION

EXHIBIT Item 4
Page 2

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